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Proposed Modifications
Regional Official Plan
May 28, 1980

PROPOSED MODIFICATIONS

REGIONAL OFFICIAL PLAN

REVISED MAY 28, 1980

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Planning and Development Department
P.O. Box 910, Hamilton, Ontario L8N 3V9

May 16,1980

Refer to File No. R.450
Attention of
Your File No.

MEMORANDUM NO. 1040

TO: The Chairman and Members
Regional Planning and
Development Committee

RE: Proposed Plan for the Regional
Municipality of Hamilton-
Wentworth - Modifications

1. INTRODUCTION:

Regional Council adopted an Official Plan for Hamilton-Wentworth Region on June 19,1979, and submitted that Plan forthwith to the Minister of Housing for consideration. The Plan has since been fully circulated to agencies and interested individuals by the Ministry of Housing. Furthermore, several hundred copies were circulated locally, primarily to those agencies and individuals who participated in the Plan preparation process, but also to a number of owners of land and their representatives and others who expressed interest.

On February 8,1980, a letter was delivered to the Region from the Ministry of Housing, indicating in considerable detail, the results of the formal ministerial circulation process and requesting a number of modifications to the Plan.(That letter was circulated to the Committee as an attachment to Memorandum No.1037 at the meeting May 13,1980.

Eleven months have now passed and staff has had an opportunity to work with the Plan. During this time a number of textual weaknesses has been identified. Regional staff has further identified those modifications to the text nessary to clarify the intent of the Plan, to simplify its interpretation and usefulness as a working policy document, to correct errors of text and to improve upon the Plan's structure.

It is necessary for the Region to formally respond to the comments made within the Ministry of Housing letter, as it represents a comprehensive consolidation of the most important comments made to the Ministry of Housing during its formal circulation process. Until such time as the Region responds to this letter and recommends those modifications with which the Region agrees, a formal and final approval of the Regional Plan will not be forthcoming. Therefore, an opportunity now exists for the Region to re-evaluate the policies of the Plan in the context of the post circulation letter of the Ministry of Housing, and also to implement revisions to the Plan to overcome Regional textual concerns which have been identified in the use of the Plan.

2. PURPOSE:

The purpose of this report is to recommend modifications to the Regional Official Plan in response to the submission of the Ministry of Housing (letter of February 8,1980) and to make improvements to the text and structure of the Plan as identified by Regional staff.

3. PROPOSED MODIFICATIONS TO THE PLAN:

The proposed modifications to the Regional Official Plan include:

(a) rewording of policies;
  (i) to clarify the intent;
  (ii) to modify the intent.

(b) addition of new policies;

(c) deletion of existing policies, and

(d) restructuring of the format of the Plan.
  (i) to make the Plan easier to work with;
  (ii) to relocate material from the Appendices of the Plan to the body of the Plan.

In order to deal with the significant number and varied nature of proposed revisions to the Plan, the report will adhere to the following format. Specific policy changes, or new policies, are contained in a tabular form in Table II (attached). Broader and more general subject areas will be dealt with below.

3.1 GENERAL PLAN REVISIONS:

1. Restructuring of the format of the Regional Plan:

In an effort to substantially simplify the format of the Regional Plan, to increase its coherence and thus to increase its usefulness as a working policy document, it is suggested that considerable reorganization of the sections and policies of the Plan, be implemented. The objective is to more clearly relate major and minor subject headings and the subordinate policies to which they refer. Associated with the proposed format change is a renumbering of policies and a new indexing system to facilitate policy location and identification. The proposed revised general format is illustrated in Table I, the revised Table of Contents for the Plan. These are structural changes and do not affect the content of the policies.

2. Relocation of Appendix Material to Part II (the body of the Plan):

Several agencies have strongly requested that material currently located within the Appendices to the Regional Official Plan be brought forward into the body of the Plan in Part II. The Ministry of Housing supports these requests.

Principal among the reasons for these requests is the requirement that Official Plan policies make reference only to documents which are themselves part of the Official Plan. The Appendix, Part III, to the Plan, is not considered a portion of "the Plan", that which consitutes official Council policy. In its current form, several policies within Part II, the actual Official Plan of the Municipality, make reference to material contained within Part III, the Appendix, which provides support essential to understanding or proper application of the policy of Part II. Staff has discussed this dilemma thoroughly with the Ministry of Housing staff and is convinced that the relocation of sections now within the Appendix to appropriate locations in Part II is appropriate, subject to minor revisions to the material to put it in a form suitable to the body of the Plan.

It is therefore proposed that:

- Appendix 3 - Hierarchy of Shopping Centres, Paragraphs 1-5, be relocated to current Section 7.6 - Trade, and that Paragraphs 6-7 be relocated to the definitions section of the Plan.

- Appendix 4 - Environmental Impact Statement, be relocated to Section 5.3 - Environmentally Sensitive Areas, and be revised in accordance with the proposals in comment #68 of the Ministry of Housing letter.

- Map No.I-4 - Mineral Resource Areas, be renumbered Map No.2, generalized and be relocated to Section 3 - Rural Policy Areas.

- Map No.I-5 - Lakeshore Policy Areas, be renumbered as Map No.3, and relocated to Section 5.1 - Lakeshore Policy Areas.

- Map No.I-7 - Environmentally Sensitive Areas, be renumbered as Map No.4, and be relocated to Section 5.3 of the Plan, and that Area 27 be deleted from that Plan as this feature no longer exists.

- Map No.I-8 - Generalized Septic Disposal Suitability Areas, be renumbered Map No.5, and be relocated to Section 6 - Land Severance, and that the minimum lot size in the dark green areas be established at .4 hectares or 1 acre, where at present it covers a range of .5 to 1.5 acres.

- Map No.I-9 - Staging of Development, be redefined as Map No.7, and be relocated to current Section 14.4 - Staging and Development.

If a map now in an Appendix is not specified as being relocated above, then all textual reference to that map in Part II of the Plan will be eliminated.

3. New Policies and Sections:

Several comments within the letter of the Ministry of Housing indicated that certain subject areas were insufficiently covered by Regional policy.

Most notable is the lack of specific policy of the Rural Area within the Rural Policy Areas. Further, as a result of the proposed restructuring of the Plan, it has become necessary to include policies to clarify the intention of new sections and to facilitate a comprehension and integration of policies. Further, as identified earlier in this report, staff has, through its use of the Plan in the last several months, identified areas for which it is believed more appropriate policies should be included within the Plan.

As a result, a number of new policies and some new sections are proposed for inclusion in the revised Plan. Often some, if not a majority, of the policies contained within new sections are relocated policies from other sections of the Plan. A number of new policies, however, are proposed by staff to fill perceived and real gaps in policy, and overcome misinterpretation of existing policy.

All new policies are included in whole in the attached Table II. New sections which contain a number of new policies include:

- Rural Area Policy
- Rural Settlements
- Rural Economic Development (including a policy provision for dry industrial-business parks), and
- Water Management (which primarily groups a number of policies currently located in other sections of the Plan).

An example of a policy of a specific nature which is proposed to be added to the Plan is one which will specifically allow Area Municipalities to include in their Official Plans and Secondary Plans, policies which are <u>more stringent</u> than those of the Regional Official Plan, if they so choose.

Note - the text of all proposed new policies is included, in whole, in Table II of this report.

b. Publish notice to the effect that the proposed modifications will be available for public viewing at the offices of the Planning and Development Department, and that these modifications will be dealt with by the Regional Planning and Development Committee at its meeting of June 10,1980.

Respectfully submitted

D. A. Lychak, M.C.I.P.
Commissioner
Planning and Development.

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REGION OF HAMILTON - WENTWORTH OFFICIAL PLAN
PROPOSED MODIFICATIONS (AS REVISED MAY 28, 1980)

ITEM NO.	PAGE SECTION AND POLICY REFERENCE	EXISTING TEXT	MODIFICATIONS PROPOSED	STAFF COMMENT	RECOMMENDED ACTION	P & D COMMITTEE RECOMMENDATION
• 1.	Pg.2-1, Col. 2, Sec.2. New Policy after Policy 1.		That appropriate policy for the planning and development of lands within the Urban Policy Areas shall be incorporated in the Official Plans of the Area Municipalities including provisions for secondary plans to guide the development and redevelopment of lands consistent with the unique requirements of each planning unit.	Repetition of a similar policy in the implementation Section - to clarify the intent of the general requirements in the Urban Policy Areas.	Approval	
2.	Pg.2-1, Sec.2 Policy 2.	To require the Area Municipalities to define Urban Policy Areas, which are not clearly delineated, by reference to highways, lots and concession lines, in subsequent secondary plans. The Urban Policy Areas which will require delineation by secondary plans are;	To require the Area Municipalities to define Urban Policy Areas, which are not clearly delineated, by reference to highways, lots and concession lines on Map # 1 to this Plan, more precisely in the Area Municipal Official Plans and in secondary plans. The Urban Policy Areas which will requir delineation by secondary plans are:	Clarification of intent. Structural improvement to format of text.	Approval	
3.	Pg.2-2, Col. 1, Sec.2 Glanbrook	Approximately 120 hectares (300 acres) of industrial development in association with the expansion of Mount Hope Airport-	Approximately 120 hectares (300 acres) of industrial development in association with the expansion of Hamilton Civic Airport.	Correction of terminology.	Approval	
• 4.	Pg.2-2, Col. 1, Sec.2. Ancaster	Approximately 280 hectares (700 acres) of industrial development at the junction of Highway 2 and Highway 53.	Approximately 280 hectares (700 acres) of industrial development and 20 hectares (50 acres) commercial and related uses at the junction of Highway 2 and Highway 53.	All acreage at Duffs Corners is now included in the description. Ministry of Housing Comment #1.	Approval	
5.	Pg.2-2, Col. 2.	In determining the exact physical boundaries the Area Municipalities will have regard for:	That in determining the exact physical boundaries of the Urban Policy Areas in Area Official Plans and Secondary Plans the responsible Area Municipality will have regard for:	Clarification of intent	Approval	
6.	Pg.2-2, Col. 2, Add fifth point		. Such other planning requirements consistent with this plan as the responsible Area Municipality deems appropriate.	To provide greater flexibility to the Area Municipalities in setting out planning policy.	Approval	

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7.	Pg.3-1,Col. 1,Sec.3, New Objective.		To provide an orderly and efficient pattern of land use which promotes a healthy agricultural economy while minimizing impact on the rural environment and the need for Regional physical services.	Ministry of Housing Comment # 3 All of Section 3 has been largely re-written and reorganized at the suggestion of the Ministry of Housing and with full Regional staff concurrence. - to more clearly state the Regional Plan Policy for the Rural Policy Areas.	Approval	
8.	Pg.3-1,Col. 2,Sec.3, New Section		GENERAL PROVISIONS It shall be the policy of Regional Council:			
a.	"General Provisions" and Policies.		- To require the Area Municipalities to use the following criteria as a guide for development in the Rural Policy Areas:	Relocated Policy 3 from page 3-2	Approval	
			(i) The capability of soils and strata for safe long term use of private sewage disposal systems.	Ministry of Housing comment # 4 - with improved wording.		
			(ii) Suitable ground water supply as determined through hydrological and soil studies prepared in accordance with the terms of reference of the Region.			
			(iii) The logical extension and/or infilling of existing development.	Original text.		
			(iv) Directing development to lands of lesser agricultural capability and/ or away from viable farm operations.	Original text.		
			(v) Directing development to rural settlements where practical.	General policy guideline.		
b.			-To discourage the unnecessary division of viable farm operations and to protect from unnecessary development, lands on which there are or could be established viable farming operations.	Policy to clarify general intent of the plan.	Approval	
c.			-To encourage in the Rural Policy Area only commercial and industrial uses which are directly related to and serve the agricultural community. Such uses may locate within the Rural Policy Area but shall be discouraged from locating on prime agricultural land and, where practical, encouraged to locate within designated rural settlements. Such uses shall be situated and developed so as to minimize negative effects on surrounding uses.	Consolidation of several existing policy statements.	Approval	

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d	Pg.3-1 Sec.3 New Section continued		To permit recreational and related uses in the Rural Policy Area if recognized specifically in the Area Official Plan but to discourage such uses from locating on prime agricultural lands and direct them to lands less suited to agriculture and to locations where the negative impact on surrounding uses will be minimized.	To guide the location of recreational uses in the Rural Policy Area.	Approval	
e			That Area Municipal Official Plans and implementing secondary plans shall designate and define non-agricultural developments within the Rural Policy Area and include appropriate policies for such uses. In considering the appropriateness of such designation regard shall be given to the following: i) The necessity of the proposed use to serve the needs of the rural community. ii) The availability of alternate suitable locations within the Urban Policy Area and the appropriateness of the proposed use to the Rural Policy Area. iii) The suitability of the site for the proposed use and its compatibility with the existing and proposed adjacent uses. iv) The cost of provision of necessary services. v) The cumulative long term impact of the proposed development on the natural capability of the land to provide a potable source of water and to safely accommodate the disposal of sanitary sewage.	Guidance to Area Municipalities in establishing minimum requirements for non agricultural development in Rural Policy Areas.	Approval	

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8 f	Pg.3-1,Sec.3 New Sections continued.		-That all proposals for development in the Rural Policy Area shall meet the requirements of the Area Municipal Official Plan and the relevant policies of the Regional Official Plan.	Clarification of intent.	Approval	
g			-That the expansion of existing commercial and industrial uses shall be permitted only in cases where it can be demonstrated that relocation of the use to a more appropriate location is not practical and provided the Region in consultation with the Area Municipality is satisfied that the proposed expansion is both necessary and desirable.	Clarification of intent and inclusion of Region in decision making process regarding the expansion of non-agricultural uses in the Rural Policy Area.	Approval	
h			- In cooperation with the Area Municipalities, to encourage the senior levels of government to develop policies and programs which will improve the economic viability of the farming industry, including: i) a review of federal tariff policies by the Federal Government. ii) the establishment of a public grant system assisting starter farmers who otherwise are unable to purchase land for a workable farm operation.	Existing policy 5 relocated from Page 3-4	Approval	
i			- In cooperation with the Area Municipalities, to maintain and strengthen farm viability by: i) encouraging industries which may process local farm products to locate in the rural areas on poorer quality agricultural lands. ii) restricting severances in areas of high agricultural capability in compliance with the severance policies contained in this Plan.	Existing policy 6 relocated from Page 3-4.	Approval	

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8 j	Pg.3-1,Sec. 3 New Sections continued		- Special policies for development in Lakeshore Policy Area "A" are included in Section 5.1 of this Plan.	Clarification of intent.	Approval	
k			- That none of the provisions of this section shall preclude the use of lands for municipal purposes.	Relocation of existing policy from Page (3-4)	Approval	
9 a	Pg.3-2,Col 1 Sec.3.1	Listing of Rural Settlement Areas	RURAL SETTLEMENTS (Delete) "Lynden" (from Ancaster)	Ministry of Housing comment #2 Ancaster proposes no growth for this Rural Settlement.	Approval	
b	Pg.3-2, Sec. 3, New Policy		- That in the Rural Settlements of Greensville and Lynden no further development shall be permitted until such time as existing problems with sewage disposal and/or availability of a safe supply of potable water have been overcome.	Clarification of intent. - implements Regional Council's current policy.	Approval	
c	Pg.3-2,Col. 2, Sec. 3 Policy 2	To require the Area Municipalities to determine the location and physical limits of development, the rate and the amount of growth, and the size of lots or parcels of land to be created in the rural areas: and To show these elements of growth in their respective secondary plans.	- To require that Area Municipalities incorporate in their respective Official Plans the following: i) Policies providing for detailed secondary planning for each of the designated Rural Settlements. ii) The location and physical limits of planned development in each of the designated Rural Settlements.	Statement of requirements for Area Municipal Official and Secondary Plans necessary to overcome current confusion regarding Settlement Areas and to standardize the planning process.	Approval	
d	Pg. 3-2 Sect. 3 New Policies		- That Secondary Plans shall be required for all designated Rural Settlements and that these Secondary Plans shall be subject to the review and endorsation of Regional Council.	This is a necessary control and review function in light of changing circumstances in Rural Settlements and potential impact on Regional Planning and servicing requirements.	Approval	

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•9 e	Pg. 3-2 Sect. 3 New Policies Continued		- That Secondary Plans will establish the type of development proposed, its geographical limits, the total amount of growth and the size and location of lots to be created in the Rural Settlements.	Reworked existing policy.	Approval	
• f			- That development within Rural Settlements will be required to conform to the secondary plan adopted by Area Municipal Councils and consistent with the provisions of this Plan.	Clarification.	Approval	
• g			- That development within Rural Settlements shall generally occur by means of plans of subdivision. Limited development by way of consent for severance will be permitted if in conformity with the adopted Secondary Plan for the Rural Settlement and if located so as not to interfere with future subdivision development plans.	A basic Planning Principle.	Approval	
•10	Pg. 3-3. Sec. 3,3	Agricultural and Specialty Crop Areas are shown on Map I-3.	Agriculture and Specialty Crop areas are defined as lands where agricultural soil classes 1 and/or 2 of The Canada Land Inventory predominate and which are generally free from the intrusion of non farm housing, industrial and recreational uses.	Ministry of Housing comment #5 - should not refer to Map that is not in the text of the plan.	Approval	

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11a	Pg. 3-3, Col. 2, Sec. 3.3 New Policy		- To encourage Area Municipalities, in consultation with the Region and other relevant agencies to designate in detail and provide appropriate policies for prime agricultural areas in their Official Plans.	To ensure implementation of Regional policies.	Approval	
11b	Policy 3	To direct development toward rural settlement areas.	- To direct non farm development toward rural settlement areas.	Clarification of intent.	Approval	
11c	New Policy		- To discourage the unnecessary removal of top soil from prime agricultural lands and to encourage Area Municipalities to enact appropriate By-laws under the provisions of the Topsoil Preservation Act to regulate the removal of top soil.	New Policy to protect agricultural resources.	Approval	
12	Pg.3-4, Col. 2, Sec. 3.4	Mineral Resource Areas are shown on Map No. 1-4.	Mineral Resource Areas are identified on Map No. 2. The designations on this map are general in nature and may be refined without Amendment to the Regional Official Plan in Area Official Plans after appropriate study detailing the precise boundaries and locations of the specific gravel sand and resource area.	Ministry of Housing comment # 6 - include map as part of plan. Map to be modified to combine Policy Areas B & C. - text modified to clarity intent.	Approval	
13	Pg. 3-4, Sec. 3.4, Policy (1)	To protect stone aggregate (limestone and dolomite) and gravel and sand aggregate resource areas for extractive purposes.	To protect stone aggregate resource areas for extractive purposes.	Clarification of intent.	Approval	
14	Pg. 3-5 Sec. 3.4 Policy (6)	That, upon the termination of an extractive operation and when the rehabilitation of the extractive site has been completed to the satisfaction of the Regional and Area Municipalities, consideration will be given to change the designation to a new land use which shall conform to Regional and Area Municipal Policies.	That, upon the termination of an extractive operation and when the rehabilitation of the extractive site has been completed to the satisfaction of the Regional Municipality, Area Municipalities and the Ministry of Natural Resources, consideration will be given to change the designation to a new land use which shall conform to Regional and Area Municipal policies.	Ministry of Housing comment #7.	Approval	

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15.	Pg.3-5,Sec. 3.4,Policy (8)	To permit temporary wayside pits for public road purposes subject to the approval of the Area Municipality and the policies contained in this Plan.	To permit temporary licenced quarries and wayside pits for public road purposes subject to the approval of the Area Municipality, the appropriate designations in the Area Municipal Official Plans and the policies contained in this Plan.	Ministry of Housing comment # 6 - policy strengthened to include control at the Area Municipal level.	Approval	
16.	Pg.3-5,Sec. 3.4,Policy 9 Col.2.	To monitor each mineral resource extraction operation within the Region for the purpose of analyzing its effect on: - the environment - transportation and road facilities,and - rehabilitation activities, and, in order to determine the need for levies against quarry and pit operators to help pay for: - rehabilitation of abandoned and existing quarries and pits, - maintenance and repair on public roads predominantly used by vehicles from the extractive industry.	To monitor each mineral resource extraction operation within the Region for the purpose of analyzing its effect on: - the environment - transporation and road facilities, and - rehabilitation activities.	Ministry of Housing comment # 8	Approval	
17.	Pg.3-6,Sec. 3.5,Policy (2)	Rural Residential Estate Development must be physically separated from areas of existing development so as not to create a demand for the extension of existing services.	Rural Residential Estate Development must be sufficiently physically separated from areas of existing development so as not to create a demand for the unplanned extension of existing services	Clarification of intent .	Approval	
• 18.	Pg.3-6,Sec. 3.5,Policy (3)	Rural Residential Estate Development shall be permitted only by plan of subdivision either on the basis of individual services or where municipal water services are available in combination with private services.	Rural Residential Estate Development shall be considered only by plan of subdivision on the basis of individual services.	Clarification of intent. Ministry of Housing Comment No. 9.	Approval	
19.	Pg.3-6,Sec. 3.5,Policy (4)	Rural Residential Estate Development shall be discouraged on prime agricultural land and shall not be permitted on: land subject to flooding or other hazardous conditions, land which is unsuitable for private sewage systems, or where an adequate supply of water is not available.	Rural Residential Estate Development shall be discouraged on prime agricultural land and on lands forming part of a viable farm and shall not be permitted on: land subject to flooding or other hazardous conditions, land which is unsuitable for private sewage systems, or where an adequate supply of water is not available.	Expansion of application of policy.	Approval	

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• 20.	Pg.3-6, Sec. 3.5, Policy (5)	Rural Residential Estate Development shall only be permitted where environmentally sensitive areas, conservation areas , open space areas, areas with recreational features, or mineral aggregate resource areas will not be adversely affected.	Rural Residential Estate Development shall only be considered where environmentally sensitive areas, conservation areas, open space areas, areas with recreational features, mineral aggregate resource areas, commercially viable wood lots, hazard lands or recognized archeological and historic sites will not be adversely affected.	Ministry of Housing comment # 9 and #10.	Approval	
21.	Pg.3-6, Sec. 3.5, Policy (7)	An environmental impact statement and a site plan are to be submitted in conjunction with the application for a proposed plan of subdivision for Rural Residential Estate Development.	An environmental impact statement in accordance with the provisions of this plan and a detailed site plan are to be submitted in conjunction with the application for a proposed plan of subdivision for Rural Residential Estate Development.	Clarification of intent.	Approval	
22.	Pg.3-6, Sec. 3.5 Policy (8)	Rural Residential Estate Development must comply with the distance requirements of the Agricultural Code of Practice.	Rural Residential Estate Development must be compatible with surrounding uses and comply with the distance requirements of the Agricultural Code of Practice.	Clarification of intent.	Approval	
23.	Pg.3-6, Sec. 3.5, Policy (9)(v) New		(v) are adequately removed from other incompatible land uses including, but not limited to, existing and abandoned solid waste disposal sites, major transportation facilities, heavy industries, intensive agricultural operations, sewage treatment plants, and active quarry operations, such that possible adverse environmental effects, such as noise, vibration, odour, gas, particulates, etc., are not experienced.	Ministry of Housing comment # 11.	Approval	
24.	Pg.3-6, Sec. 3.5, Policy (10)	Rural Residential Estate Development is to be permitted where no additional demand for further services above the level presently provided by a municipality will result.	Rural Residential Estate Development may be permitted only where no additional demand for municipal services above the level presently provided will result.	Clarification of intent.	Approval	

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25.	Pg.3-7,Sec. 3.5, Policy (11)	Rural Residential Estate Development may be permitted in areas which have one or more of the following: - varied landscape - treed area which has sufficient open area for the required dwellings and septic tank fields - scenic views. and should be discouraged on flat open sites.	Rural Residential Estate Development may be permitted in areas characterized by one or more of the following: i) varied landscape ii) treed area which has sufficient open area for the required dwellings and septic tank fields. iii) scenic views. and shall be discouraged on flat open sites.	Clarification of intent.	Approval	
26. a.	Pg.3-7,Sec. 3.5,New.		Rural Land Severance Provisions for the severance of lands in the Rural Policy Areas are included in Section 6 of this Plan. Rural Economic Development General Policies	Reorganization These policies will be relocated from Section 7.13.	Approval	
b.			Rural Industrial - Business Park 1. The development of a limited number of dry Industrial Business Parks in the Rural Policy Area, by designation in the Area Municipal Official Plan be permitted. Rural Industrial Business Parks shall be restricted to sites which are highly accessible and which by reason of size, situation or other physical characteristics are poorly suited to agriculture.	To allow for a limited number of dry industrial business parks in the Rural Policy Area .	Approval	

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Pg.3-7,Sec. 1.5 (New) continued.		2. The development of a Rural Industrial Business Park shall not proceed until the area and permitted uses are specifically recognized in the Area Municipal Official Plan and until appropriate policies including standards and regulations for the development of the Industrial Business Park which minimize the adverse effects on surrounding uses and which are consistent with the policies of this Plan have been adopted in a secondary plan endorsed by the Region.	To establish necessary development control for Rural Industrial Business Parks	Approval	
Pg.4-1 to 4-3.Sec.4 New Policy to replace entire Section.	Section 4 (entire Section)	The development of those lands in the Hamilton-Wentworth Planning Area that are affected by The Parkway Belt West Plan shall be governed by the provisions of the Parkway Belt West Plan, and in case of any discrepancy between The Parkway Belt West Plan and the remainder of this Plan, the Parkway Belt West Plan shall prevail.	Ministry of Housing comment #13 - the one policy is to replace all previous reference to Parkway Belt West Planning Area. - delete Parkway Belt West Policy Areas Map No. 2 (existing)	Approval	
Pg.5-1.Sec 5.1,Col. 1.	The Lakeshore Policy Areas are shown on Map No. 1-5.	The Lakeshore Policy Areas are shown on Map No.3.	Ministry of Housing comment # 14 - Maps referred to in text should be included in the text.	Approval	
Pg.5-1,Sec. 5,Policy(2)	That rural residential estate development may be permitted by a proposed plan of subdivision within Lakeshore Policy Area "A" provided that this development is in keeping with the objective of protecting the shoreline against flooding and erosion.	That all development within Lakeshore Policy Area "A" must be in keeping with with the objective of protecting the shoreline against flooding and erosion and consistent with the provisions of the Area Official Plan and where applicable conforming to an appropriate secondary plan adopted by the Area Municipalities.	Clarification of intent.	Approval	
		-That residential development in Lakeshore Policy Area "A" may occur on the basis of plans of subdivision for Rural Residential Estate development if provided for in the Area Official Plan. Where circumstances warrant, limited development by severance may be permitted if supported by the Area Municipality.	Broadening of policies for Lakeshore Policy Area "A".	Approval	
		-That no new lots for residential development in the Lakeshore Policy Areas shall be created having an area of less than 0.6 hectares (1.5 acres).		Approval	

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29 d.	Pg.5-1,Sec. 5.Policy(2)		- That Area Official Plans shall require site plan agreements for all development within the Lakeshore Policy Area 'B'. These shall incorporate adequate setbacks established in consultation with Regional Council.	Ministry of Housing comment # 16	Approval	
30.	Pg.5-2,Sec. 5.2.Policy (2)	That the configuration and boundaries of the forest and woodlot areas shown on Map 1-6 are general in nature. New boundaries may be established after appropriate study.	(Delete)	Ministry of Housing comment # 17	Approval	
31.	Pg.5-2,Sec. 5.2,Policy (4)	To discourage subdivision development and land severance in municipal agreement forests,Woodland Improvement Act forests and plantations while encouraging the same to locate on the periphery of woodlot and forest cover areas and forested water conservation areas.	To discourage subdivision development and land severance in municipal agreement forests, Woodland Improvement Act forests and plantations.	Ministry of Housing comment # 18	Approval	
32.	Pg.5-3,Sec. 5.3,Policy (1),item 27 Col.2.	27. Toll gate Ponds	(Delete - renumber following items.)	Area no longer has unique environmental significance.	Approval	
33.	Pg.5-4,Sec 5.3, Policy (2).	Advise that boundaries of the environmentally sensitive areas shown on Map No.1-7 are general in nature and that more precise boundaries may be established through appropriate studies.	Advise that boundaries of environmentally sensitive areas shown on Map No.4 are general in nature and that more precise boundaries may be defined in Area Municipal Official Plans and Secondary Plans.	Ministry of Housing comment # 19	Approval	
34.	Pg.5-4,Sec. 5.3,Policy (3)	Recognize the existing legal use of land contiguous to and within environmentally sensitive areas, as they existed at the time of approval of this Plan by the Ontario Minister of Housing.	Recognize the existing legal use of land contiguous to and within environmentally sensitive areas, as they existed at the time of approval of this Plan by the Ontario Minister of Housing while discouraging the expansion of land uses deemed incompatible with an Environmentally Sensitive Area.	Ministry of Housing comment # 20	Approval	
35.	Pg.5-4,Sec. 5.3,Policy (b)	Alter the boundaries of designated environmentally sensitive areas without amendment to this Plan. However, such alterations must be supported by environmental impact statements.	That the boundaries of Environmentally Sensitive Areas may be redefined as a result of a detailed Environmental Impact Statement without amendment to this Plan.	Ministry of Housing comment # 19	Approval	

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37.	Pg.5-5,Sec. 5,3,Policy (9)Point (4)	Investigate and survey environmentally sensitive areas with a view to imposing flood lines, fill and construction and alteration to waterways regulations pursuant to the Conservation Authorities Act.	Investigate and survey environmentally sensitive areas with a view to imposing flood lines and/or fill lines as per the fill and construction and alteration to waterway regulations pursuant to the Conservation Authorities Act.	Ministry of Housing comment # 21	Approval	
38.	Pg.5-5,Sec. 5,3.Policy (11)Point(2)	- advise Regional council when proposals are received for a change in legal use of land or buildings through amendments to Official Plans or Zoning By-laws or an increase in the intensity of existing legal use by land severance, subdivision or variance.	- advise Regional Council and the relevant Provincial agencies and Conservation Authorities when proposals are received for a change in legal use of land or buildings through amendments to Official Plans or Zoning By-laws or an increase in the intensity of existing legal use by land severance, subdivision or variance.	Ministry of Housing comment #22	Approval	
39.	Pg.5-5,Sec. 5.3,Policy (13)	Discourage severances in environmentally sensitive areas where it is possible that the use of the severed property could result in the loss of the attributes which formed the basis for designating the area environmentally sensitive.	Discourage severances in environmentally sensitive areas where it is possible that the use of severed property would adversely affect the attributes which formed the basis for designating the area environmentally sensitive.	Clarification of intent.	Approval	
40.	Pg.5-6,Sec. 5.3,New Policy		Where an environmental assessment of a proposal is being carried out under The Ontario Environmental Assessment Act, that assessment will be considered as fulfilling the Environmental Impact Statement requirements of the Plan.	The Ministry of Housing in a separate letter dated March 20, 1980 suggested the following wording: "Where an undertaking satisfies the provisions of the Environmental Assessment Act, including regulations made under the Act, then, the undertaking will be considered as fulfilling the E.I.S. requirement of this Plan." This is not acceptable to staff and the wording is proposed in comment #24 of the Ministry of Housing letter dated February 8, 1980 is recommended.	Approval	
41.	Pg.5-6,Sec. 5.4,to be replaced		Hazard Lands are defined as all lands having inherent environmental hazards, such as flood susceptibility,erosion susceptibility or any other physical condition which is severe enough to cause property damage and/or potential loss of life if those lands were to be developed. Local municipalities will incorporate in their Official Plans land use schedules showing Hazard Lands. In the absence of more detailed hazard land mapping,the basis of the Area Official Plans Hazard land mapping shall be the Ministry of Natural Resources Hazard Land mapping and as its refinement, such established Fill and Flood line mapping as may be approved from time to time by the appropriate Conservation Authority. Specific Objective To discourage development in hazard lands which could result in loss of life and property.	Ministry of Housing comment # 23 - Ministry of Housing suggests the deletion of the original section 5.4 and replacement with proposed modification.	Approval	

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41. con't	Pg.5-6, Sec. 5.4, New policy contd.		Policies It shall be the Policy of Regional Council: (1) to discourage uses other than agriculture, conservation, forestry, wildlife management, public or private parks, golf courses and other outdoor recreational uses. (2) to discourage buildings or structures in areas designated as Hazard Land except where such are intended for flood or erosion control or are normally associated with the water course protection works or bank stabilization projects and are approved by Regional Council in consultation with the appropriate Conservation Authority and the Ministry of Natural Resources. (3) to encourage Area Municipalities to impose building setbacks from the margins of the Hazard Lands in relation to the severity of the existing and potential environmental hazards. (4) to encourage Area Municipalities to zone Hazard Lands in a separate classification in the implementing Restricted Area By-law(s). Copies of all By-laws dealing with or affecting areas designated as Hazard Land should be sent to the Conservation Authority and the Ministry of Natural Resources.		Approval	

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41. con'd	Pg.5-6,Sec 5.4,New Policy cont'd		(5) In accordance with Policy 2 above, not to require amendments to Area Municipal plans for changes to areas designated as Hazard Lands, as long as the changes are deemed to be suitable by Regional Council after consultation with the appropriate Conservation Authority and the Minsitry of Natural Resources. Such changes should be given consideration after taking in account: (i) the existing environmental hazards; (ii) the potential impacts of these environmental hazards; (iii) the proposed methods by which impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices; and, (iv) the costs and benefits in monetary terms of any engineering works and/or resource management practices needed to overcome these impacts. There is no public obligation, however, either to change the delineation of, or to purchase any area shown as Hazard Land, particularly if the environmental hazard would be difficult or costly to overcome.		Approval	

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42.	Pg.5-7 New Sec. 5.5. "Water Management"		Water Management Specific Objectives . To maintain ground water level and quality . . To maintain stream flows and water quality and improve where possible. . To maintain and enhance forest cover on headwater and feeder areas for streams and rivers. . To establish and maintain necessary flood control systems. Policies It is the policy of Regional Council to: 1. discourage development that may have a detrimental effect upon municipal water sources. 2. Encourage design and construction of municipal drains and public works projects so as to reduce detrimental effects upon the surrounding environment. 3. Encourage Conservation Authorities to undertake engineering studies to determine the flood lines of all major watercourses in the Region. 4. To co-operate with the Conservation Authorities and the Ministry of Natural Resources to establish programs for comprehensive Water Management. 5. To encourage Area Municipalities to include appropriate policies for storm water and watershed management in their Official Plans.	Ministry of Housing Comment #59 - reorganized by Regional staff to include policies now in other sections of the Plan.	Approval	

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43.	Pg.6-1,Sec. 6,Policy 1	Extensions to existing linear or ribbon development along existing roadways are to be prohibited.	Extensions to linear or ribbon development along roadways are to be discouraged.	Ministry of Housing comment # 25	Approval	
44.	Pg.6-1,Sec. 6, Policy 2	Where alternative access is available direct access to Provincial and Regional roads from abutting properties will be discouraged. Access to Provincial Highways must conform with the access requirements of the Provincial Ministry of Transportation and Communications.	Direct access to Provincial and/or Regional roads will be discouraged. Access to Provincial Highways must conform with the access requirements of the Provincial Ministry of Transportation and Communications.	Clarification of intent.	Approval	
45.	Pg.6-1,Sec. 6,Policy 3	The long term septic disposal capability of soils as shown on Map No.1-8 is to be considered in determining lot sizes created by severance. The lot size requirement shown on this map may be varied on the basis of a soil capability ground water impact study in relation to the proposed development. When initiated by the applicant, such a study will be prepared in accordance with the terms of reference of the Region.	The long term septic disposal capability of soils is to be considered in determining appropriateness of development and lot sizes created by severance. Regard is to be had to Map # 5 of this Plan. The lot size requirement shown on this map may be varied if justified on the basis of the conclusions of a soil capability ground water impact study undertaken in relation to the proposed development. When initiated by the applicant, such a study will be prepared in accordance with the terms of reference of the Region.	Ministry of Housing comment # 26 - Clarification. - Map 1-8 in the Appendix is now Map 5 (part of the Plan).	Approval	
46.	Pg.6-2,Sec. 6,Policies 5 & 6.		In considering severances for parcels of land,regard shall be had to the prevailing policies of Regional Council. No severance shall be permitted unless the application complies with the policies of the Regional Official Plan,Area Municipal Official Plan, the requirements of the Planning Act, and the provisions of the municipal zoning by-laws.	Policies 5 and 6 are combined to clarify the intent.	Approval	
47.	Pg.6-2,Sec. 6,Policy 7.	No portion of a dwelling or tile bed is to be permitted within a distance of 60 meters (200 feet) from any stream, natural watercourse or pond or 15 meters (50 feet) from a Regional floodline whichever is the greater distance and all parcels of land shall be located accordingly.	No portion of a dwelling or tile bed on a lot to be created is to be permitted within a distance of 60 meters (200 ft) from any stream, natural watercourse or pond or 15 meters (50 feet) from a Regional Floodline,whichever is the greater distance.	Ministry of Housing comment # 36 - now applies only to new lots.	Approval	
48.	Pg.6-2,Sec.6 Policy 10.	Consent to sever a parcel of land in areas within the Regional Floodplain and areas which have hazardous conditions shall be prohibited.	Consent to sever a parcel of land in areas within the Regional Floodplain and areas which have hazardous conditions shall be prohibited except when required to allow the undertaking of a necessary public work for flood or erosion control or for watercourse protection or the conservation of land.	To allow exception for necessary public works. Regional staff did not agree with Ministry of Housing comment # 25 with respect to Policies 10,12 and 13.	Approval	

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49.	Pg.6-2,Sec. 6, Policy 11	Consent for a severance shall be prohibited which would adversely affect woodlots.	Consent for a severance shall be discouraged in woodlots.	Ministry of housing comments # 25 & 27 - staff does not agree with comment 27.	Approval	
50.	Pg.6-2,Sec. 6, Policy 14	Consent to sever for non farm related residential uses will be prohibited in the potential mineral aggregate resource areas as shown on Map No.1-4.	Consent to sever for residential uses will be discouraged in the mineral aggregate resource areas shown on Map No.2.	Ministry of Housing comments 6 & 25. - Map 1-4 is now Map 2 and part of the Plan.	Approval	
51.	Pg.6-2,Sec. 6, New Policy		Consents for severance in Lakeshore Policy "A" (Map 3) shall conform with the provisions of Section 5.1 of this Plan.	Clarification.	Approval	
52.	Pg.6-2,Sec. 6,Policies 16,17 & 18.	(16) No consent to sever for non-farm related uses will be permitted where it would be incompatible with future extractive land uses. (17) Consent for a severance for other than agricultural,rural residential estate,water oriented,recreation and/or open space uses shall be prohibited in the Lakeshore Policy Area "A" shown on Map No.1-5. (18) Consent for a severance in Lakeshore Policy Area "A" may be considered by plan of subdivision only, and subject to the following: - the parcel of land must not be less than 4 hectares (approximately 10 acres) in size. - the location of all structures, except those for erosion control and/or recreational purposes shall be subject to setback requirements of the Region.	(Delete.)	Intent of policies covered elsewhere in plan.	Approval	
53.	Pg.6-3,Sec. 6, Col.1.	Rural Areas Severances within the Rural Areas will be given consideration only if the applicant demonstrates that his application for consent is warranted and in conformity with the following policies:	Rural Policy Areas General Policies. Severances within the Rural Policy Areas as identified on Map 1 to the Plan will be given consideration only if the applicant demonstrates that his application for consent is warranted and in conformity with the following policies.	Clarification	Approval	

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54.	Pg.6-3,Sec 6, Policy 19.	Non-farm residential uses and supporting or auxiliary agricultural uses in the rural area, including agricultural/industrial and agricultural/commercial uses, shall locate in designated settlement areas, unless specifically permitted under the policies of this Plan.	Non-farm uses and supporting or auxiliary agricultural uses in the Rural Policy Area including agricultural/industrial and agricultural/commercial uses, shall locate in designated Rural Settlements, unless specifically permitted under the policies of this Plan.	Clarification.	Approval	
55.	Pg.6-3,Sec. 6,Policy 20	Consent for severance must comply with the distance requirements of the Agricultural Code of Practice.	Consent for a severance must comply with the distance requirements of the Agrigultural Code of Practice and be sufficiently separated from nearby incompatible land uses to minimize adverse environmental effects.	Ministry of Housing comment # 28.	Approval	
*55a.	Pg. 6-3 Sec. 6 New Policy		Consent for a severance shall be discouraged where it extends any Rural Settlement beyond the limits established in the Regional and Area Municipal Official Plans and implementing Secondary Plans.	Clarification.	Approval	
56.	Pg.6-3,Sec. 6,Policy 21.	Any parcel severed in the rural area shall be located: i) on the least productive portion of land holding where possible. ii) having appropriate frontage on a public road, and iii) not to interfere with the efficient agricultural operation of remaining lands and adjacent lands.	Any parcel severed in the rural area shall: i) be located on the least productive portion of the applicants land holding where possible. ii) have appropriate frontage on a public road , and iii) not interfere with the efficient agricultural operation of remaining lands and adjacent lands.	Ministry of Housing comment # 29 - staff did not agree. - minor changes for clarification.	Approval	

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57.	Pg.6-3, Sec. 6, Policy 22.	In order that large tracts of land will not be left idle, the size of the parcel severed should be limited to the requirements of the intended use, and parcels severed for residential purposes in the rural area should not be larger than the lot size requirements as shown on Map 1-8	On prime agricultural lands or a viable farm operation the size of the parcel severed shall be limited to the requirements of the intended use and generally shall not be larger than the lot size requirements as shown on Map # 5.	Clarification and reference to changed map number.	Approval	
58.	Pg.6-3, Sec. 6, Policy 23.	No severance shall diminish the viability of a farm unit.	No severance shall prejudice the viability of a farm unit.	Text improvement.	Approval	
59.	Pg.6-3, Sec. 6, Policy 24	Consent to provide a lot for farm help shall be prohibited. A second farm residence may be permitted through appropriate zoning regulations.	Consent to provide a lot for farm help shall be prohibited. A second farm residence for farm help may be permitted through appropriate zoning regulations without the necessity for a severance.	Clarification of intent.	Approval	
60.	Pg.6-4, Sec. 6, Policy 27	No severance shall be permitted which creates an infilling situation which would allow for further creation of additional lots under the provisions of this Plan.	No severance shall be permitted which creates an infilling situation under the provisions of this Plan.	Simplification of policy.	Approval	
61.	Pg.6-4, Sec. 6, Policy 28	No consent to sever land in areas having soil classes 1 and 2, as defined in the Canada Land Inventory, and in specialty crop areas, shall be considered except in accordance with policies 31 to 35, inclusive and subject to the other policies of the Plan.	Consent to sever land in areas having soil classes 1 and 2, as defined in the Canada Land Inventory, and in specialty crop areas, shall be considered only if in accordance with policies 31 to 35 inclusive, and the other policies of the Plan.	Policy simplification.	Approval	
62.	Pg.6-4, Sec. 6, Policy 29	No consent to sever lands in areas having soil classes 3,4,5,6 7, and 0, as defined in the Canada Land Inventory, which are part of a viable farming operation, shall be considered except in accordance with policies 31 to 35 inclusive, and subject to the other policies of the Plan	Consent to sever lands in areas having soil classes 3,4,5,6,7 and 0, as defined in the Canada Land Inventory, which are part of a viable farming operation shall be considered only if in accordance with policies 31 to 35 inclusive, and the other Policies of the Plan.	Policy simplification.	Approval	
63.	Pg.6-4, Sec. 6, Policy 30	Lands in areas having soil classes, 3,4,5 6,7 and 0, as defined in the Canada Land Inventory, which are not part of a viable farming operation shall only be considered for severance:...	Lands in areas having soil classes 3, 4,5,6,7 and 0, as defined in the Canada Land Inventory, which are not part of a viable farming operation shall only be considered for the severance of a lot.	Clarification of intent.	Approval	
64	Pg.6-4, Sec. 6, Policy 31. (i)	A Retirement lot for a bonafide farmer so long as:	A retirement lot for a bona fide farmer so long as: - the lot complies with the provisions of Policy 32. and	Clarification.	Approval	
65.	Pg.6-5. Sec. 6, Policy 31 last phrase	Retiring farmers shall be encouraged to locate in a settlement area.	Retiring farmers shall be encouraged to locate in a rural settlement.	Text correction.		
*65a	Pg. 6-5 Sec. 6 Policy 32	No consents under Policy 31 shall be considered,....	No consents under Policy 31 (i), (ii) and (iii) shall be considered.....	Clarification,	Approval	

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66.	Pg.6-5, Sec. 6, Policy 32 (iv)	Unless the remaining parcel of land, or for the retiring farmer, the conveyed parcel of land is a viable farming operation and not less than 18.5 hectares (45 acres) in size.	Unless the remaining parcel of land, or for the retiring farmer, the conveyed parcel of land, is a viable farming operation and not less than 20 hectares (50 acres) in size.	Ministry of Housing comment # 35.	Approval	
67.	Pg.6-5, Sec. 6, Policy 32 last phrase.	Policy 32 does not apply to applications for farm consolidations.	Delete.)	Redundant.	Approval	
68.	Pg.6-6, Sec. 6, Policy 34.	(i) the subject land is situated between two existing "non-farm" residential dwellings which are not more than 60 meters (200 feet) apart, and	(i) such consent is not specifically prohibited in an Area Municipal Official Plan. (ii) the subject land is situated between two existing "non-farm" residential dwellings fronting on the same side of the road which are not more than 60 metres (200 feet) apart, and	Clarification of intent and incorporation of flexibility	Approval	
• 69.	Pg.6-6, Sec. 6, Policy 36	A consent to sever for rural residential estate development shall be considered only as part of a plan of subdivision, if permitted by the Area Municipal Official Plan.	A consent to sever for residential estate development shall be considered only if permitted by the Area Municipal Official Plan and as part of a plan of subdivision.	Clarification	Approval	
• 69a.			Such additional provisions as deemed necessary and appropriate by an Area Municipality so long as no such provisions are contrary to the other provisions of this Plan or its intent.	Ministry of Housing comments # 33 to 38. incorporate flexibility for Area Municipality.	Approval	
• 70.	Pg.6-6 New Section		Rural Settlement Policy Severances within the Rural Settlements will be given consideration only if the applicant demonstrates that his application for consent is warranted and in conformity with the following policies: 1. consents for severance within the limits of designated Rural Settlements must comply with the provisions of the Policies of Section 3.3.1 of this Plan, 2. consents for severance shall be discouraged where such severance would interfere with land assembly for the purpose of planned development. 3. the severance must conform with the other policies of this Plan.	Additional policies to cover all areas as designated in Map 1.	Approval	
71.	Pg.6-6, Sec 6, Policy 37	Consents for severance shall be prohibited for any land which does not have adequate municipal services.	Consents for severance shall be prohibited for any land which does not have full municipal services.	Strengthening of policy.	Approval	

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72.	Pg.6-6, Sec. 6, Policy 38	Consents for severance shall be discouraged where the urban area would be extended beyond that which is designated in the Regional and Area Municipal Official Plans.	Consents for severance shall not expand the Urban Area beyond that which is designated in the Regional and Area Municipal Official Plans.	Strengthening of policy.	Approval	
73.	Pg.6-6 & 6-7 Policy 40 & 41	Parkway Belt West Policies	(Delete)	Ministry of Housing comment # 13.	Approval	
74.	Pg.7-1 General Objectives 1st Objective	To encourage a strong Central Business District in downtown Hamilton so that it functions as a "Regional Centre", and "Sub-Regional Centres" on the Hamilton Mountain and the East Hamilton Stoney Creek Boundary below the escarpment.	To encourage development of a strong Central Business District in downtown Hamilton to function as the "Regional Centre:, and "Sub-Regional Centres" on the Hamilton Mountain and the East Hamilton Stoney Creek boundary below the escarpment.	Clarification	Approval	
75.	Pg.7-2	Primary Sector Industries (Agriculture & Mining).	Primary Sector.	Title change.	Approval	
76.	Pg.7-3	Secondary Sector Industries (Manufacturing and Construction).	Secondary Sector.	Title change.	Approval	
77.	Pg.7-4, Sec. 7.4, Policy 14.	To retain and promote areas suitable for manufacturing in the developed urban area of the Region. Such manufacturing areas must be compatible with abutting or nearby non-industrial uses. In support of this policy, the Region encourages the Area Municipalities to undertake studies of existing manufacturing areas and adjacent areas where the relationship of such use areas is the cause of problems. These studies should provide a basis for Area Municipality action. Where it is possible that Regional facilities or services might be affected by the policy options of the studies or where Regional funds may be required to resolve some of the identified problems, Regional Council should be involved in the studies.	To retain and promote areas suitable for manufacturing in the developed urban area of the Region. Such manufacturing areas must be compatible with abutting or nearby non-industrial uses. In support of this policy, the Region encourages the Area Municipalities to undertake studies of existing manufacturing areas and adjacent areas where the relationship of such use is the cause of problems. These studies will recognize any possible adverse environmental effects , including noise vibration, odour, dust and other contaminants from manufacturing, and specify adequate separation distances and other measures to mitigate adverse environmental effects. The studies should provide a basis for Area Municipality action. Where it is possible that Regional services might be affected by the Policy options of the studies or where Regional funds may be required to resolve some of the identified problems, Regional Council should be involved in the studies.	Ministry of Housing comment # 41.	Approval	
78.	Pg.7-5	Tertiary Sector Industries (Trade, Finance, Insurance and Real Estate Community, Business and Personal Services and Public Administration).	Tertiary Sector.	Title change.	Approval	

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79	Pg.7-5, Sec. 7.6, Policy (19) insert between 1st & 2nd paragraphs.		In encouraging appropriate shopping centre developments in the Region, Regional Council adopts the following criteria for the hierarchy of shopping centres: i) a Regional shopping centre has 400,000 square feet or more of gross leasable retail/commercial floor space.	Ministry of Housing comment # 67.	Approval	
	Policy (21)	(21) To adopt criteria for an hierarchy of shopping centres in the Region. (These criteria are defined in Part III of this Plan.	ii) a District shopping centre has 250,000 to 400,000 square feet of gross leasable retail/commercial floor space iii) All shopping centres amaller than 250,000 sq. ft. of gross leasable retail/commercial floor space will be governed solely by the policies of the Area Municipalities as stated in their Official Plans.	- delete policy 21 as it is replaced by the hierarchy inserted in policy 19.		
80.	Pg.7-5. Sec. 7.6, Policy (22)	To require that any proposals for a new "Regional or District Shopping Centre" or the expansion of an existing shopping centre into a Regional or District shopping centre, which is not provided for in the Official Plans of the Area Municipalities or the Region, must be approved by Regional Council in addition to the approval of the Area Municipality and any other government approvals which may be required.	To require that any proposals for a new "Regional or District Shopping Centre" or the expansion of an existing shopping centre into a Regional or District shopping centre, which is not provided for in the Official Plans of the Area Municipalities or the Region, must be agreed to by Regional Council in addition to being approved by the Area Municipality, and receiving other government approvals which may be required.	Ministry of Housing comment # 42.	No action	
81.	Pg.7-5, Sec. 7.6, Policy (23)	To approve only those proposed Regional or District shopping centres which do not jeopardize the viability of other existing and approved retail centres in the Region, and which are consistent with the development policies of Regional Council and are in accord with any other criteria Regional Council may deem relevant, including the provision of Regional Facilities and services.	To agree to only those proposed Regional or District shopping centres which do not jeopardize the viability of other existing and approved retail centres in the Region, and which are consistent with the development policies of Regional Council and are in accord with any other criteria Regional Council may deem relevant, including the provision of Regional facilities and services.	Ministry of Housing comment # 42.	No action	

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82.	Pg.7-6,Sec. 7.6,Policy (24)	To not approve any proposal for a District or Regional shopping centre in the Rural Policy Area.	To not agree to any proposal for a District or Regional shopping centre in the Rural Policy Area.	Ministy of Housing comment # 42.	No action	
83.	Pg.7-6,Sec. 7.7,Policy (27)	To promote the Region as an attractive location for Regional or district offices of finance, insurance and real estate firms which serve Hamilton-Wentworth and areas beyond.	To promote the Region as an attractive location for Regional or district offices of finance, insurance and real estate firms.	Simplification.	Approval	
84.	Pg.7-7,Sec 7.8, Policy (32)	To monitor proposals for the expansion of existing, or the construction of new facilities of major institutions, such as: universities, colleges,schoolboards, hospitals and other large government and cultural agencies in order to determine their impact upon the Regional Municipality and if required, to open discussions with the agencies involved to ensure that these proposals are consistent with the policies of this Plan. The intent of this policy is not to discourage the location of such facilities in the Region but rather to ensure that any adverse impacts of such facilities are minimized.	To monitor proposals for the expansion of existing, or the construction of new facilities of major institutions, such as: universities, colleges,school boards, hospitals and other large government and cultural agencies in order to determine their impact upon the Regional Municipality and if required, to open discussions with the agencies involved to ensure that these proposals are consistent with the policies of this Plan. All such proposals shall be referred to the Region for its review prior to final approval by an Area Municipality. The intent of this policy is not to discourage the location of such facilities in the Region but rather to ensure that any adverse impacts of such facilities are minimized.	- provision for Regional review of such Regional significant developments.	Approval	
85.	Pg.7-7,pt of Sec.7.8.Sec 7.9,7.10 & 7.11.	Centres (Regional, sub-Regional & Municipal) (entire section)	Urban Multifunctional Centres. . The Regional Centre . Sub Regional Centres . Municipal Centres	Entire section relocated to Urban Policy Area Chapter.	Approval	
86.	Pg.7-9,Sec. 7.12	Industrial and Business Parks (entire section)	Industrial-Business Parks.	Entire section relocated to Urban Policy Area Chapter.	Approval	
87.	Pg.7-9,Sec. 7.12.	To provide sufficient industrial land to encourage growth in industrial jobs, and to provide an adequate choice of locations for both new industrial firms and existing firms desiring to relocate in the Region.	To provide sufficient fully serviced industrial land to encourage growth in industrial jobs, and to provide an adequate choice of locations for both new industrial firms and existing firms desiring to relocate in the Region.	Clarification of intent.	Approval	
88.	Pg.7-10,Sec 7.12,Policy (49)	To designate industrial and business parks shown on Map No.1 to accommodate, primarily, the future manufacturing, construction and wholesale establishments and truck terminals. Other uses,such as retail outlets, will be discouraged only if they are not ancillary to the manufacturing construction and wholesale activities located on industrial land. Limited office development may be permitted.	To designate Industrial-Business Parks shown on Map No.1 to accommodate, primarily future manufacturing,construction and wholesale establishments and truck terminals. Ancillary and service type uses supporting the primary activities as well as recreational facilities and limited office development associated with the primary uses may be permitted.	Simplification of text.	Approval	

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89.	Pg.7-10,Sec 7.12,Policy 50	To require that the Area Municipal Official Plans contain policies recognizing the existing non residential uses on industrial lands and the need for their future expansion or reduction.	To require that the Area Municipal Official Plans contain appropriate policies for the existing non residential uses located within designated industrial business parks recognizing the requirements of such areas and containing provisions to maximize compatability with surrounding uses.	- expansion of policy to maximize compatibility between industrial and surrounding uses.	Approval	
90.	Pg.7-10,Sec 7.12,Policy 52.	To encourage the Area Municipalities to adopt policies for industrial areas which result in the optimum use of industrially designated areas consistent with adequate design standards for such areas and the policies of this Plan.	To encourage the Area Municipalities to adopt policies for the optimum use of industrially designated areas consistent with adequate design standards for such areas and the policies of this Plan.	Simplification of text.	Approval	
91.	Pg.7-10,Sec 7.12,Policy 53.	To integrate the provision of public tran-sit service with the development of new industrial areas subject to the approval of the appropriate Area Municipalities.	To integrate where feasible provisions for public transit service in the development plans for new industrial areas.	Clarification of text.	Approval	
92.	Pg.7-10,Sec. 7.13,Objective.	To protect and preserve the rural character of Hamilton-Wentworth.	To promote an orderly development of the Rural Policy Area while protecting and preserving the important features and rural character.	Clarification of intent.	Approval	
93.	Pg.7-10,Sec 7.13,Policy 54	In the Rural Policy Areas of Hamilton-Wentworth, with the exception of areas designated for dry industrial use in an Area Municipal Official Plan, to permit industrial/commercial uses having as the predominant activity the utilization of the natural resources of the Rural Area or the servicing of rural residents. In such cases municipal sewer and water services will not be required.	In the Rural Policy Areas of Hamilton-Wentworth, to permit appropriate industrial and commercial uses having as the predominant activity the utilization of the natural resources of the Rural Area or the servicing of the farming community. In such cases municipal sewer and water services will not be required.	Simplification and clarification.	Approval	
94.	Pg.7-10,Sec 7.13,Policy 55	To encourage new businesses to locate in designated rural settlements and outside of the prime agricultural and specialty crop areas, in keeping with the physical capability of the terrain for ground water supply and the disposal of sewage and the policies of the Regional and Area Municipal Plans.	To encourage appropriate new businesses wishing to develop within the Rural Policy Areas to locate outside of the prime agricultural and specialty crop areas or in designated rural settlement in a manner keeping with the physical capability of the terrain for ground water supply, and the disposal of sewage, and consistent with the policies of the Regional and Area Municipal Official Plans.	Expansion to clarify intent and relocate to Section 3.	Approval	

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95.	Pg.7-10,Sec 7.13,Policy (56)	To require that the Area Municipality Official Plans contain policies recognizing the existing industrial/commercial uses in the Rural Policy areas and the needs of such use for future expansion.	To require that the Area Municipality Offical Plans contain policies which recognize and regulate the existing industrial or commercial uses in the Rural Policy Areas to provide for the needs of such uses for future expansion and to include provisions to minimize negative impacts on the surrounding areas.	The policy is expanded to recognize that there is a need to regulate industrial uses in the Rural Area in a manner that minimizes their impact on surrounding uses.	Approval	
96.	Pg. 8-1,Sec 8, Policy (1)	To ensure orderly development and efficient use of land by adopting definite staging programs to service lands designated "urban" in this Plan.	To ensure orderly development and efficient use of land in accordance with the staging provisions of Section 14.3 of this plan.	Clarification of intent.	Approval	
97.	Pg.8-1,Sec. 8,Policy (3)	To encourage the achievement of housing targets, and to establish a short term inventory of serviced lots adequate to meet the demand for new single,semis row and aparment housing types.	To encourage the achievement of housing targets, and to establish a short term inventory of serviced land adequate to meet the demand for new single, semi-detached, row, apartment and other types of housing.	Text improvement.	Approval	
98.	Pg.9-2,Sec. 9.	Policies .	General Policies.	Title change.	Approval	
99.	Pg.9-2,Sec. 9.	Roads .	Roads Policy.	Title change.	Approval	
100.	Pg.9-3,Sec. 9,Policy (5)(iii)	All public roads in the Region not designated in Map No.3 as belonging to one of the preceding two classifications shall be classified as either collector or local roads in the Official Plans of the Area Municipalities or in secondary plans.	All public roads in the Region not designated in Map No.6 as belonging to one of the preceding two classifications shall be classified as either arterial collector or local roads in the Official Plans of the Area Municipalities or in secondary plans.	City of Hamilton recommended that they be able to designate additional arterial roads. Regional staff does not agree.	No change	
101.	Pg.9-4,Sec. 9,Policy (6)(iii)	Roads may be changed from inter regional Highway to a lower classification if both Regional Council and the Provincial Minister of Transportation and Communications agree that the higher classification no longer describes the road function.	Roads may be changed from a Provincial Highway to a lower classification if both Regional Council and the Provincial Minister of Transportation and Communications agree.	Ministry of Housing comment # 50. Regional staff does not agree. Plan does not specify roads by jurisdiction only by function.	No change	
102.	Pgs.9-2 to 9-4.Policies	All references to Map No. 3	Change reference to read Map No.6	Change in Map number due to structural changes in Plan.	Approval	

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103.	Pg.9-5,Sec. 9, Policy 12. Point 1.	. A new road link from Burlington Street West to Highway 403.	. A new road link from Burlington Street West to Highway 403 as designated in in Map No.6.	Clarify intent.	Approval	
104.	Pg.9-5,Sec 9,Policy 12. Point 2.	. A new east-west roadway on the Hamilton Mountain connecting from Highway 403 in the west to a new north-south arterial road in the east.	. A new east-west roadway on the Hamilton Mountain connecting from Highway 403 in the west to a new north-south arterial road in the east as designated in Map No.6.	Clarify intent.	Approval	
105.	Pg.9-5,Sec 9, Policy 12. Point 3	. A new north-south road, crossing the Niagara Escarpment in the corridor between and inclusive of Kenilworth Avenue and Fruitland Road connecting the new east-west roadway or its extension in the south to the Queen Elizabeth Way in the north.	. A new north-south road, crossing the Niagara Escarpment along the Red Hill Creek Valley connecting the new east-west roadway in the south to the Queen Elizabeth Way in the north as designated in Map No.6.	Ministry of Housing comment # 51. - to show approved alignment for road.	Approval	
106.	Pg.9-5,Sec. 9, new policy after policy 12.		Lands shall be protected for full controlled access interchanges with the proposed east-west roadway where the road crosses: Garth St,Upper James St, Upper Wentworth St, Upper Gage Avenue and the northern extension of Dartnall Avenue. The exact boundaries of the lands required for these interchanges shall be designated in Secondary Plans.	Policy to protect lands of future interchanges from development.	Approval	
107.	Pg. 9-6,Sec. 9, new policy Col.1.		New residential development adjacent to or in the immediate vicinity of an arterial road shall employ land development and design techniques to minimize the adverse visual and noise impacts of the roadway operation on that development.	Ministry of Housing comment # 52.	Approval	
108	Pg.9-6.Sec. 9. Policy 17 additional point.		The impact of the roadway on historical, cultural and recognized archaeological resources and, where feasible, shall be designed in a manner that minimizes any deterimental impacts on these resources.	Ministry of Housing comment # 49.	Approval	
109.	Pg.9-8,Sec. 9. Policy 24,Point 5.	Investigate the need for improved Provincial highway service connecting Highway 403 in the south-west to the Q.E.W. in the north-east as a supplement to the road system improvements identified in road policy (12) of this Plan.	(Delete.)	Ministry of Housing comment # 53.	Approval	

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110.	Pg.9-10,Sec 9.	Railways.	Railways Policy.	Title change.	Approval	
111.	Pg.9-11,Sec 9,Policy (42)	The appropriate railway authorities will be encouraged to provide, along the boundaries of railway rights-of-way, adequate fencing, landscaping and noise abatement measures, in all developed areas of the Region.	In areas of existing development, the appropriate railway authorities shall be encouraged, where it is deemed feasible, to provide adequate fencing, landscaping and noise abatement measures, so as to minimize detrimental impacts of the railway operation on the surrounding residential development.	Ministry of Housing comment # 54 and - clarification of intent.	Approval	
112.	Pg.9-11,Sec 9,New Policy.		New residential development shall be discouraged in areas adjacent to or in the immediate vicinity of railway lines except where the adverse visual, noise and safety impacts of the railway operation on the development can be limited to levels acceptable to the Region.	Ministry of Housing comment # 54.	Approval	
113.	Pg.9-11,Sec 9,Policy (48)	In order to minimize future conflicts between the operation of the airport and surrounding land uses, and to provide for future industrial needs of the Region, in the preparation of Official Plans and zoning regulations. The Area Municipalities shall be required to apply the noise exposure forecast contours, as published by the Federal Ministry of Transport for the runway configuration of the final adopted plans for the expanded Mount Hope Airport, in conjunction with housing site planning standards prepared by the Central Mortgage and Housing Corporation. Prior to any amendment to the Regional Official Plan to designate industrial lands in the vicinity of the airport, comments will be solicited from the Township of Glanbrook and other affected Area Municipalities and a public participation program shall be undertaken and utilized in the formulation of policies contained in such an amendment.	To minimize future conflicts between the operation of the airport and surrounding land uses, and to provide for the future industrial needs of the Region. The Area Municipalities shall be required in the preparation of Official Plans and zoning regulations to apply the noise exposure forecast contours, as prepared by the Federal Ministry of Transport for the runway configuration as specified in the final adopted plans for the expanded Hamilton Civic Airport in conjunction with the guidelines for development in the vicinity of airports prepared by the Provincial Ministry of Housing such that: i) no new residential uses are developed within areas exposed to noise disturbance levels at 35 NEF or greater; and ii) all new development permitted within areas exposed to noise disturbance levels of 28 NEF or greater shall be required to be insulated for noise in accordance with the standards of the the Provincial Ministry of Housing.	Ministry of Housing comment # 55 and 56.	Approval	

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114.	Pg.10-1,Sec. 10. introduction to Policy (3)	To supply municipal water,where feasible to areas other than that stated in Policy 1, where:	To either seek the correction of individual sewage disposal systems or to supply municipal sewers of limited size and/or municipal water where feasible to areas other than that stated in Policy 1, where:	Ministry of Housing comment # 57.	Approval	
115.	Pg.10-2,Sec 10.1,Policy (5)	To encourage and promote individual waste disposal systems, in the rural areas which incorporate proven new technology achieving reduced volumes and/or improved quality of effluents.	In the Rural Policy Areas to encourage and promote individual sewage disposal systems which incorporate proven new technology achieving reduced volumes and/or improved quality of effluents.	Ministry of Housing comment # 58.	Approval	
116.	Pg.10-2,Sec 10.1,Policy (7)	To encourage the Area Municipalities to investigate and implement suitable and economical methods of reducing urban storm run-off.	To encourage the Area Municipalities to investigate and implement suitable and economical methods of reducing urban storm water run-off and improving its quality.	Ministry of Housing comment # 58.	Approval	
117.	Pg.10-2,Sec 10.1. New Policy		To undertake water and sewage studies in Greensville and other rural areas, in consultation with the Ministry of the Environment, where environmental problems can be anticipated under present servicing arrangement. The environmental and financial implications of various servicing options including servicing area boundaries, will be identified and assessed and the most appropriate option selected.	Ministry of Housing comment # 58.	Approval	
118.	Pg.10-2,Sec. 10.1.New Policy		The Region will assume responsibility for ownership, operation and maintenance of communal water supply systems serving development in the Rural Policy Areas.	Ministry of Housing comment # 58.	Approval	
119.	Pg.10-2,Sec 10. Policy (8)	The Region will cooperate with and coordinate the functions of the Area Municipalities in collection and haulage of solid waste to Regional disposal facilities.	To cooperate with and coordinate the functions of the Area Municipalities in collection and haulage of solid waste to Regional disposal facilities.	Text clarification.	Approval	
120.	Pg.10-2,Sec. 10. Policy (9)	The Region will establish disposal and transfer facilities within the Region to equitably serve the citizens of the Region in the most economical and environmentally acceptable means available.	To establish disposal and transfer facilities within the Region to equitably serve the citizens of the Region in the most economical and environmentally acceptable means available.	Text clarification.	Approval	

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121.	Pg.10-2.Sec 10.2,Policy (10)	Solid waste landfilling is a legitimate means of disposal available for the immediate future. A landfill site will be provided by the Region that is efficiently designed and operated to protect the environment and the public health.	To provide a landfill site that is efficiently designed and operated to protect the environment and the public health.	Text clarification	Approval	
122.	Pg.10-2,Sec 10.2,Policy (11)	Resource recovery and recycling from solid waste generated in the Region is a desirable objective to protect the supply of natural resources and energy, and to minimize the impact of solid waste disposal on the environment. A program to initiate resource recovery facilities, compatible with the financial means of the Region and available markets for recovered resources will be pursued.	To protect the supply of natural resources and energy, and to minimize the impact of solid waste disposal on the environment by resource recovery and recycling from solid waste generated. A program to initiate resource recovery facilities, compatible with the financial means of the Region and available markets for recovered resources, will be pursued.	Clarification of intent.	Approval	
123.	Pg.10-2,Sec 10.2,Policy (12)	Recycling of solid waste materials separated at source and collected and marketed by local private organizations is encouraged by the Region. The Region will develop and implement such programs as are compatible with the aims of the Regional Waste Management Program.	To encourage recycling of solid waste materials separated at source and collected and marketed by local private organizations. The Region will develop and implement programs compatible with the aims of the Regional Waste Management Program.	Clarification of text.	Approval	
124.	Pg.10-3,Sec. 10.2,Policy (13)	The Region will cooperate with the Governments of Ontario and Canada to develop programs which are aimed at reducing the quantities of solid waste generated at source and are to be mutual benefit of all parties.	To cooperate with the Governments of Ontario and Canada in the development of programs which are aimed at reducing the quantities of solid waste generated at source and are to the mutual benefit of all parties.	Clarification of intent.	Approval	
125.	Pg.10-3,Sec. 10.3.	Flood Management Policies.	(Delete.)	Relocated to Environmental Protection Chapter.	Approval	
126.	Pg.10-3,Sec 10.4		To recognize that all existing electri power facilities and the development of any new electric power facilities, including all works as defined in the Power Corporation Act, such as transmission lines, transformer stations and distributing stations shall be permitted throughout the Planning Area provided that such development satisfies the provisions of The Environmental Assessment Act, including regulations made under the Act, and any other relevant statutes.	Ministry of Housing comment # 60.	non suppor	

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127.	Pg.11-2.Sec. 11,Policy (2)	Require that each Area Municipality state policies in its Official Plan to protect the historical resources of the Municipality.	Encourage that each Area Municipality state policies in its Official Plan to protect the historical resources of the Municipality.	Ministry of Housing comment # 61.	Approval	
128.	Pg.11-3,Sec. 11. Policy (5)	Take into consideration historical resources and archaeological sites in the review and approval of proposals for development and redevelopment.	Take into consideration historical and cultural resources, including recognized archaeological sites in the review of proposals for development and redevelopment. Such development and redevelopment either public or private should, wherever possible incorporate these resources into their overall design in a manner which minimizes adverse impact and encourages maintenance and protection.	Ministry of Housing comment # 61.	Approval	
129.	Pg.12-2,Sec 12,Policy (8)	Cooperate with the Area Municipalities, the Conservation Authorities, and other public agencies in investigating the Regional open space needs for recreation, in accordance with standards to be determined by further study.	Cooperate with the Area Municipalities, the Conservation Authorities, and other public agencies in investigating the Regional open space needs for recreation.	Maximize Regional flexibility by eliminating requirement for further study.	Approval	
130.	Pg.14-1,Sec. 14. Introduction	This section of the Plan indicates how Regional Council intends to implement programs and procedures in order to carry out the policies contained in this Plan.	This section of the Plan indicates the means by which Regional Council intends to implement programs and procedures in order to carry out the policies contained in this Plan.	Text clarification.	Approval	
131.	Pg.14-2,Sec. 14.2, New clause.		To permit Area Municipalities through their respective Official Plans and implementing Secondary Plans, to include policies more detailed or restrictive in nature than those contained in this Plan provided such policies are consistent with the general intent and provisions of this Plan.	Allow for more restrictive Area Municipality policies.	Approval	
132.	Pg.14-2,Sec. 4.3, Policy (3)	To follow a sequential development strategy which requires that at least 60% of the land area should be developed in one stage before proceeding to provide municipal services in the next stage.	To follow a sequential development strategy which requires at least 60% of the land area in an Area Municipality which is to be serviced and at the time of Council adoption of this Plan was vacant, be developed or registered for development in one stage before proceeding to provide municipal services in the next stage.	Ministry of Housing comment # 62.	Approval	

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133.	Pg.14-2,Sec 14.3,Policy (5)	That notwithstanding the aforenoted policies on staging of development, the Stage 2 area in Stoney Creek will be redesignated Stage 1 upon Regional Council's commitment for providing additional north-south transportation capacity across the Niagara Escarpment to overcome existing and forecasted deficiencies in capacity to accommodate traffic movements to and from the Saltfleet Community.	Notwithstanding the aforementioned policies on staging of development, the Stage 2 areas on Map # 7 in Stoney Creek will be redesignated Stage 1 when Regional Council's Plan for providing additional appropriate north-south transportation capacity across the Niagara Escarpment has received all necessary Provincial approvals and financial commitments to allow construction.	Ministry of Housing comment # 63 suggest that Stage II area in Saltfleet Community become Stage I. - Regional staff do not agree. - Text is modified to reflect the intent of Regional staff.	Approval	
134.	Pg.14-2,Sec. 14.3,Policy (6)	That until sewer and water services become available to Binbrook for urban development, development may be permitted on large lots that can be subdivided when urban services become available in that area. The interim development so permitted shall have regard for long term capability of ground water supply and septic disposal of sewage.	That until sewer and water services become available to Binbrook for urban development, development may be permitted on large lots that can be subdivided when urban services become available in that area. The interim development so permitted shall be consistent with the long term capability of the soils and strata to provide a dependable potable ground water supply and to safely accommodate the septic disposal of sewage.	Clarification of text.	Approval	
135.	Pg.14-3,Sec. 14.3,Policy (9)	That the staging policies will apply only when considering draft plans of subdivision and that the staging policies in no way will restrict processing of Official Plan amendments and/or Neighbourhood designs.	(Delete.)	Policy inconsistent with the staging philosophy of the Plan.	Approval	
136.	Pg.14-4,Sec 14.6.Introduction.		That Urban Policy Areas are designated on the basis of the need for urban land to the year 2001. Municipal trunk services are expected to be extended in a planned manner in keeping with the housing and other related urban demands. It shall be the policy of Regional Council:	Text clarification.	Approval	
137.	Pg.14-4.Sec. 14.6,Policy	That local Official Plans will be required to incorporate policies on detailed secondary and/or neighbourhood plans for the Urban Policy Areas and the Rural Settlements. Regional approval for the subdivision or conveyance of land will be given only if it is in conformity with the Area Municipal secondary plans and the policies of this Plan.	To require that Area Municipal Official Plans incorporate policies for the preparation of detailed secondary and/or neighbourhood plans for the Urban Policy Areas and for each of the Rural Settlements. Regional approval for the subdivision or conveyance of land will be given only if the proposal is in conformity with the relevant Area Municipal Official Plan and Secondary Plans as well as the policies of this Plan.	Text clarification.	Approval	

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138.	Pg.14-4,Sec. 14.6,Policy (2)	That Urban Policy Areas are designated on the basis of the need for urban land to the year 2001. Municipal trunk services are expected to be extended in a planned manner in keeping with the housing and other related urban demands. Land is designated in this Plan which is not expected to be developed, in some cases, for several years. Such lands should not be zoned for the purposes described in this Plan until the development is imminent and the secondary and/or neighbourhood plans have been developed and approved by the Area Municipalities.	That land designated in this Plan which is not expected to be developed, for several years shall not be zoned for purposes described in this Plan until development is imminent and the relevant secondary and/or neightbourhood plans have been developed and approved by the Area Municipalities and been endorsed by the Region.	Clarification of intent. - first part of policy moved to introduction of Section.	Approval	
139.	Pg.14-5,Sec. 14.7,Policy (1)Point v	promotion of facilities and services which enhance the business climate of the Region.	promote facilities and services which enhance the business climate of the Region.	Text improvement.	Approval	
140.	Pg.14-5,Sec. 14.7, Policy (2)	To actively pursue its industrial land banking responsibility in order to achieve its economic objectives.	To actively pursue an industrial land banking responsibility in order to achieve its economic objectives.	Text improvement.	Approval	
141.	Pg.14-5,Sec. 14.9,Policy (3)	To establish the existing legal use of properties within the abutting designated environmentally sensitive areas at the time this Plan is approved. Council will prepare an inventory of these uses which will be updated periodically and which will provide a basis for implementation of those policies.	To establish the existing legal use of properties within and abutting designated environmentally sensitive areas at the time this Plan is approved. Council will prepare an inventory of these uses which will be updated periodically.	Deletion of redundant phrase.	Approval	
142.	Pg.14-6,Sec. 14.12.Definitions. Farm.	The land which is operated and used by a farmer for the primary, secondary or associated activity or a combination thereof for the production of food and/or agricultural goods.	The land which is operated and used for animal husbandry and/or the production of food and/or agricultural goods.	Clearer definition.	Approval	
143.	Pg.14-6,Sec. 14.12.Definitions. Farmer.	A person who resides on and owns a viable farm operation and whose principal activity is the production of food and/or agricultural goods and who derives over half of his earned income from the sale of farm products.	A person who operates, resides on and owns a viable farm operation and whose principal activity is the production of food and/or agricultural goods.	Clearer definition.	Approval	

TABLE II - MEMORANDUM

REGION OF HAMILTON - WENTWORTH OFFICIAL PLAN
PROPOSED MODIFICATIONS

ITEM NO.	PAGE SECTION AND POLICY REFERENCE	EXISTING TEXT	MODIFICATIONS PROPOSED	STAFF COMMENT	RECOMMENDED ACTION	P & D COMMITTEE RECOMMENDATION
144.	Pg.14-7,Sec. 14.12,Definitions Forests & Woodlots.	-A forested area comprising of 10 hectares (25 acres) or more, where livestock does not pasture or roam and which contains one or more of the following species of trees: pine,spruce, hemlock, tamarack, oak, cedar, balsam, fir, birch, ash, hickory, basswood,tulip, black cherry, walnut, beech,butternut, chestnut, maple,sycamore, locust,black gum, sassafras and poplar...	-A forested area comprising of 1.0 hectare (2.5 acres) or more, where livestock does not pasture or roam and which contains one or more of the following species of trees: pine, spruce, hemlock, tamarack, oak, cedar, balsam, fir, birch, ash, hickory, basswood, tulip, black cherry, walnut, beech, butternut, chestnut, maple, sycamore, locust, black gum, sassafras and poplar...	Ministry of Housing comment # 64.	Approval	
145.	Pg.14.7.Sec. 14.12.	Hazard Lands. Definition.	Delete.	Ministry of Housing comment # 23. - new Hazard Land Section included in Environmental Protection Chapter.	Approval	
146.	Pg.14-8,Sec. 14.12 Definition house	A separate building containing a dwelling which must include habitable and amenity rooms which are intended for human occupancy and must comply with the regulations of the applicable Building Code and the Regional Health Unit.	A separate building containing a dwelling including habitable space intended for human occupancy and complying with the regulations of the applicable Building Code and the Regional Health Unit.	Improved definition.	Approval	
147.	Pg.14-8.Sec. 14.12. Definition Mobile Home	A transportable single family dwelling unit, suitable for long term occupancy, designed to be transported on its own wheels or by other means and ready for occupancy at arrival on site except for the incidental operations such as laying of foundations and utility connections.	A transportable single family dwelling unit, suitable for long term occupancy upon arrival on site except for incidental requirements such as laying of foundations and utility connections.	Simplified definition.	Approval	
148.	Pg.14-8.Sec. 14.12. Definition.	Prime Agricultural or High Capability Agricultural Lands.	(Relocate to the start of Section3.3)	Ministry of Housing comment # 65 relocation to Chapter on Rural Policy Areas.	Approval	
149.	Pg.14-9.Sec. 14.12. Definition Rural Residential Estate.	. Low density detached housing development in the Rural Policy Areas with a minimum lot size of 0.6 hectare, (1.5 acres) which will not result in adverse economic, social and environmental impacts.	Low density, detached housing development in the Rural Policy Areas, on the basis of subdivision plans, having a minimum lot size of 0.6 hectare, (1.5 acres).	Simplified definition.	Approval	

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150.	Pg.14-9.Sec. 14.12. Definition.	Viable Farm Operation .	Viable Farm.	Title change.	Approval	
151.	Pg.14-9,Sec. 14.12. New Definition		Shopping Centre - A Group of five or more retail or service outlets having at least 10,000 square feet of gross leasable floor area. A shopping centre will include parking facilities for customers and it may include additional uses such as residential or office areas although such additional uses will not be included within the calculations of the gross leasable area of the shopping centre. Gross Leasable Retail Commercial Floor Area. - That area in which tenants pay rent for what are commonly referred to as stalls and which is exclusive to tenant occupancy including basement, mezzanines and upper floors, measured from the centre line of joint partitions and from outside wall faces.	Ministry of Housing comment # 67. - inclusion of definition previously in Appendix.	Approval	
152.	Pg.15-1.Sec. 15.Col.1.	The text and maps contained under Part II will be the Official Plan for the Regional Municipality of Hamilton-Wentowrth. In case of a discrepancy between the text and the related map under Part II of this Plan, the policy statements will take precedence. A change to Part II of the Plan will require an amendment to the Plan. The text and maps contained under Part III form the appendix to the Plan. These are intended to be used in conjunction with the Policies, contained under Part II of the Plan. A change in either the text or maps under Part III will not require an amendment to the Plan.	Policies It is the policy of Regional Council that: 1. The text and maps contained in Part II constitute the Official Plan for the Regional Municipality of Hamilton-Wentworth. 2. A change to Part II of the Plan will require an amendment to the Plan. 3. In case of a discrepancy between text and the related map the policy statements will take precedence.	Clarification of intent.	Approval	

REGION OF HAMILTON - WENTWORTH OFFICIAL PLAN
PROPOSED MODIFICATIONS

ITEM NO.	PAGE SECTION AND POLICY REFERENCE	EXISTING TEXT	MODIFICATIONS PROPOSED	STAFF COMMENT	RECOMMENDED ACTION	P & D COMMITTEE RECOMMENDATION
153.	Pg.15-1. Sec.15. New Policy		On land subject to multiple designations in this Plan refinement may occur in the Official Plans and implementing secondary plans of the Area Municipalities after detailed study of the area in consultation with the affected agencies and with the concurrence of the Region.	Ministry of Housing comment # 6.	Approval	
154.	Pg.15-1. Sec.15.		Definitions.	Relocate entire section 14.12 "Definitions" to this chapter of the Plan.	Approval	

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